



## REQUEST FOR CLARIFICATIONS FOR THE CHICAGO SOLAR - GROUND MOUNT PROJECT RFP

### ANSWERS TO PRE-SUBMITTAL CONFERENCE QUESTIONS AND REQUESTS FOR CLARIFICATIONS #1

Question #	Section Cross Reference	Question	Response
1	Section 1.2	What value is the City contributing to the Project?	The City is offering virtually no-cost long-term leases for proposed sites, and the City is open to purchasing up to 40% of the power generated on Project sites to help support project financing. The involvement of the City and the location of the sites should also put developers in a better position for the project to qualify for programs such as Illinois Solar for All.
2	Section 1.4	Once a developer is selected what is the expected project timeline?	A tentative project timeline can be found in RFP Section 1.4. The City and CIT is aware that the timeline will be somewhat dependent on parallel processes such as the ComEd interconnection process and the application/approval process for Illinois Solar for All.
3	Section 1.4	Would the Chicago Infrastructure Trust consider extending the Request for Clarification deadline to 11/7/2018?	Yes, the CIT is willing to extend the RFC deadline. See CIT website for RFP Addendum 1, which officially establishes a new RFC deadline.
4	Section 4	Are there specific results based objective evaluation criteria?	Proposals will be evaluated based on the criteria outlined in Section 4 of the RFP.
5	Section 1, Exhibit A	Are there any other programmatic elements desired other than ground mounted solar? Is the City willing to entertain supplemental components?	The City and CIT encourage innovative proposals that define projects that maximize economic opportunities and benefits to the local community, thereby delivering the Project goals and objectives outlined in the RFP; as such supplemental components and alternative approaches will be considered.
6	Exhibit A: 3.2.3	Is energy storage allowed to complete a full energy cycle?	Energy storage is allowed. If an RFP Respondent wishes to include an energy storage component in their proposal they must include a detailed description of their energy storage plan under the Technical Approach section of their submittals. See Exhibit A, 3.2.3 for further detail.
7	Exhibit A: 3.2.5	Has the city started any of the permit work to obtain use permits to site a solar project?	Five of the seven sites have zoning designations that allow solar energy generation as a permitted use. The City has begun the process of amending the zoning of the two remaining sites; adding solar development as a permitted use. Selected developer(s) will be responsible for obtaining all required permits for developing each site, but a zoning change will not be needed. The City will assist in setting up and expediting building permit reviews.
8	Section 3.2.7	What is the cost and time for City of Chicago building permits?	The cost of building permit fees will differ based on design and square footage of proposed projects. The City of Chicago's website has a permit fee calculator to aid in estimating costs. If the permit application package contains all of the required information and documentation when submitted, a permit for solar panels takes approximately 10 to 15 business days to receive.
9	Exhibit A: 3	Are there any restrictions on days/times for construction?	Restrictions on construction hours will be site specific. Sites within residential neighborhoods would require construction to begin after 8am Monday through Saturday, with no work on Sundays.

10	Section 5.10	What, if any, materials are deemed tax exempt?	Since the developer will be the purchasing entity and the owner of the project, normal sales tax requirements will apply.
11	Exhibit A: 3.4.2	What are the property tax rates on the land used for installation?	Developers will be subject to lease hold taxes.
12	Section 4.2.2	What is the minimum project size in kw? What are the required energy goals and targets?	There is no minimum project size and no specific energy goals or targets, Respondents are encouraged to submit proposals that maximize generation capacity at each proposed site. If selected, developers will be bound to deliver the capacity described in their proposals.
13	Section 4, Exhibit A: 3.2	Has a project design already been completed?	No. RFP Respondents are encouraged to propose designs that they believe will best achieve the Project goals and objectives and meet the requirements outlined in the RFP.
14	Exhibit A: 1.3	Can two developers or a community organization partnered with a developer submit a joint offer?	Yes. Joint ventures and partnerships that enhance the prospect of a responding team's proposal meeting the Project goals and objectives are encouraged.
15	General	Is there a preference for one developer to develop all seven sites? Or to have multiple developers for the project?	The City and CIT has no preference. The City and CIT are aware that there are benefits to both having one developer for all sites, or having multiple developers. Final selection will depend
16	Exhibit A: 1.5	What are the MBE/WBE requirements?	RFP responses must articulate a well thought-out realistic MBE/WBE participation plan for meeting the minimum City goals: 26% of the total contract value to be awarded to MBE firms and 6% of the total contract value to be awarded to WBE firms. Further details can be found in RFP Exhibit A: Section 1.5.
17	General	What are the construction management opportunities?	Construction management opportunities would likely come from an RFP proposing team; the City does not anticipate hiring CMs to specifically oversee the construction of these projects.
18	Section 2.1, Exhibit A: 1.6	What opportunities are there for workforce development agencies to connect with developers and/or participate in the bid process?	The pre-submittal and networking conference offered a chance for workforce development agencies to meet and network with potential developers. The list of attendees with contact information can be found on the CIT website. RFP Respondents are required to submit workforce development plans with their proposal and are encouraged to partner with local workforce development agencies to develop and deliver their plan.
19	Exhibit A: 1.6	Will there be an opportunity for community groups to apply for workforce training dollars to support these projects?	The City will not be providing any training dollars for workforce development specific to this project. The Adjustable Block and ILSFA programs do not directly support job training programs or trainees. The ILSFA program does include specific requirements that graduates from qualified Future Energy Jobs Act (FEJA) training programs participate in the installation of ILSFA solar projects. Qualified job training programs have been awarded funds through FEJA, including the Solar Training Pipeline Program administered by ComEd, the Solar Craft Apprenticeship Program administered by IBEW, and the Multicultural Jobs Program across six organizations.
20	Exhibit A: 3.4.2	Do the companies bidding have to be in the queue for SRECs before bidding?	No. However, if an RFP Respondent is proposing the use of FEJA RECs in their financial model, then the respondent must demonstrate that they meet the criteria for qualification to become a FEJA Qualified Vendor under the adjustable block program.
21	Exhibit A: 3.4.2	Will RECs be carved out separately for Illinois Solar for All?	Yes. The ILSFA program is distinct from the Adjustable Block Program, with a separate budget and separate contracts.

22	Section 4.2.2 iii, Exhibit A: 3.4.3	What is the desired energy purchase rate?	The City and CIT are looking for Respondents to propose pricing rates that help to meet the Project goals of providing benefits to the local community but that also ensure a financially feasible project. Further detail on pricing expectations can be found in Exhibit A: 3.4.3.
23	Section 1.2, Section 4, Exhibit A: 3.4.3	Is the City going to purchase all of the power or just some of the power? And how will that be determined?	The City is willing to act as an anchor tenant for the project, purchasing up to 40% of the power generated (as allowed under the FEJA guidelines). However, Respondents are encouraged to think innovatively about their financial approach to the project. The City and CIT will be looking for proposals that offer the best value to the City and its residents based on the evaluation criteria in Section 4 of the RFP.
24	Exhibit A: 3.4.3	How is the power purchase going to be structured? Is there a price for power, an availability payment, construction cost etc.?	The City and CIT encourage Respondents to submit proposals with deal structures that they feel offer the best value to the City and its residents based on the evaluation criteria in Section 4 of the RFP. Once a developer(s) has been selected they will enter negotiations with the City and further details of the deal structure will be determined.
25	Exhibit A: 3.2.5	Has the city begun the ComEd interconnection or pre-application process at any of the sites?	No. No official interconnect documentation has been submitted. The City and CIT has provided ComEd with general site information in an effort to obtain pre-application feasibility reports for each site. The City has not received any pre-application feasibility information to date.
26	Exhibit A: 3.2	What is the anticipated timeline for the ComEd interconnection process? Is the assumption that these projects would go through an expedited interconnection process?	The latest verbal communication with ComEd regarding interconnect timelines is as follows: assuming the Chicago Solar-Ground Mount projects are community solar projects whose generated electricity is distributed through the grid; a Level-4 ComEd interconnect process will be required. Given the current queue, the anticipated timeline for a Level-4 analysis is 145 working days (~8 months).
27	Exhibit A: 3.2	What is the interconnection voltage?	This information is not known at this point. The City and CIT has provided ComEd with general site information in an effort to obtain pre-application feasibility reports for each site. The City has not received any pre-application feasibility information to date.
28	Exhibit A: 3.4.2	Has the City or CIT spoken with ComEd about the interconnection deposit/agreement costs? If not, should Respondents use an allowance for each site or should they contact ComEd directly?	Projects will be subject to the terms and conditions of ComEd's interconnection agreement and application process.
29	Exhibit A: 3.4.3	Are the City utility accounts aggregated or separate accounts with ComEd?	N/A
30	Exhibit B	How were the sites chosen?	The City selected the sites by reviewing City-owned vacant land and selecting sites that fit the following criteria: Brownfield sites over 1.5 acres, with no planned development for next 10 years.
31	Exhibit B	Please clarify the fence requirement for each site.	Fence requirements for each site can be found in Exhibit B.
32	Exhibit B	Are any sites in the IEPA SRP program? i.e. mandated "engineered barriers"	All sites are eligible for the IEPA SRP but no sites are currently enrolled. To the City's knowledge no sites have NFRs or engineered barriers that must be maintained or restored.
33	Exhibit B	Are copies of ESA summaries of the sites, available?	All relevant environmental information that 2FM has for each site is available on the CIT website. The various files have been uploaded to the documents tab of the Chicago Solar Initiative web page: <a href="http://www.chicagoinfrastructure.org/csgm">www.chicagoinfrastructure.org/csgm</a> NOTE: ESA reports have not been completed for all sites.

34	Exhibit B	Can we receive copies of the geotechnical information for each parcel?	The City does not have any geotechnical reports for the sites.
35	Exhibit B	Are there any known hazardous materials onsite?	See response to question #34
36	Exhibit B	What restrictions exist for grading or ground penetration at Site 5 regarding the rubber liner found on the site? (picture attached)	No ESA has been performed by the City for Site 5. The Selected Developer will be responsible for carrying out any necessary ESA before beginning construction.
37	Section 5.24	The sites all appear to be brownfield sites. Please discuss any liability issues, what indemnifications are provided to the developers and who is responsible for any associated environmental costs.	The developer would be responsible for the cost of any necessary site remediations related to the project. It is not anticipated that extensive remediation work will be necessary. It is recommended that developers consider a technical approach that would minimize ground disturbance, as such disturbance would likely trigger more extensive remediation work. Further details on environmental requirements can be found in Section 5.24 and will be addressed in the contract negotiations phase with the Selected Developer(s). Exhibit C, Article 4 provides the standard terms and conditions around Environmental Requirements that the City would expect to be included in any final Project Agreement.
38	Section 3.3.2, Exhibit A: 1.1 and 3.1	There are discrepancies in page limits between Exhibit A, Section 1.1 and 3.1 and those shown in the Required Content Table, Section 3.3.2, of the RFP. Please clarify which page limits should be followed.	Respondents are required to submit a complete copy of Form 2 with their application and should provide an Overall Project Delivery Approach of maximum 2 pages in their submittal for Exhibit A, Section 3.1. The Required Content table in section 3.3.2 of the RFP has been amended, via RFP Addendum 1 (posted to CIT website).
39	Form 3	Form 3 requires Parts A through G to be filled in by the RFP respondent but only includes Parts A through D. Please clarify.	RFP respondents should fill in Parts A through D of Form 3. There are no parts E through G. The wording of Form 3 has been updated, via Addendum 1 to the RFP, to correct this error.
40	Exhibit F	In Exhibit F the note states that the Schedule Cs and D are not required as part of the Proposal submission. Please confirm that the Schedule Cs and Schedule D that are included are for reference only and to be submitted after award, prior to Notice to Proceed.	Yes, the Schedule Cs and D are included as an exhibit to the RFP as an example of what the City will require from the Selected Developer(s). Bidders are not required to submit Schedule Cs and D at this point of the Procurement.
41	Exhibit F	RFP Exhibit A: Section 1.5 states the MBE goal is 26% and the WBE goal is 6%. However, in Exhibit F, the Contract Specific Goals and Bids section, states the MBE Contract Specific Goal is 28% and the WBE Contract Specific Goal is 8%. Please confirm the goals for MBE and WBE participation for this contract.	The MBE/WBE goal is 26%/6% respectively (see response to question #17). Exhibit F is included in the RFP as an example of what the City will require from the Selected Developer(s). The language in M/WBE Participation Forms will be updated during the contract negotiations process to reflect the Project goals.
42	Exhibit C	Are we able to provide comments to the Lease Agreement?	Yes. In the case that a Respondent takes exception to any requirements of the RFP, including its exhibits and forms, such exceptions must be provided as part of the Proposal. The City will not accept any exceptions to any requirements set out in the RFP during contract negotiations that were not raised in the Proposal. Please refer to Exhibit A: 4.6 for further details.
43	Exhibit D	Are we able to provide comments to the Insurance Requirement?	Yes. In the case that a Respondent takes exception to any requirements of the RFP, including its exhibits and forms, such exceptions must be provided as part of the Proposal. The City will not accept any exceptions to any requirements set out in the RFP during contract negotiations that were not raised in the Proposal. Please refer to Exhibit A: 4.6 for further details.